

Silverton

Settlement: Silverton

Site Reference and Name: C/SI/01 Land at Old Butterleigh Lane

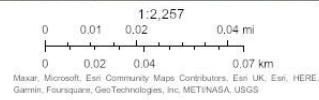
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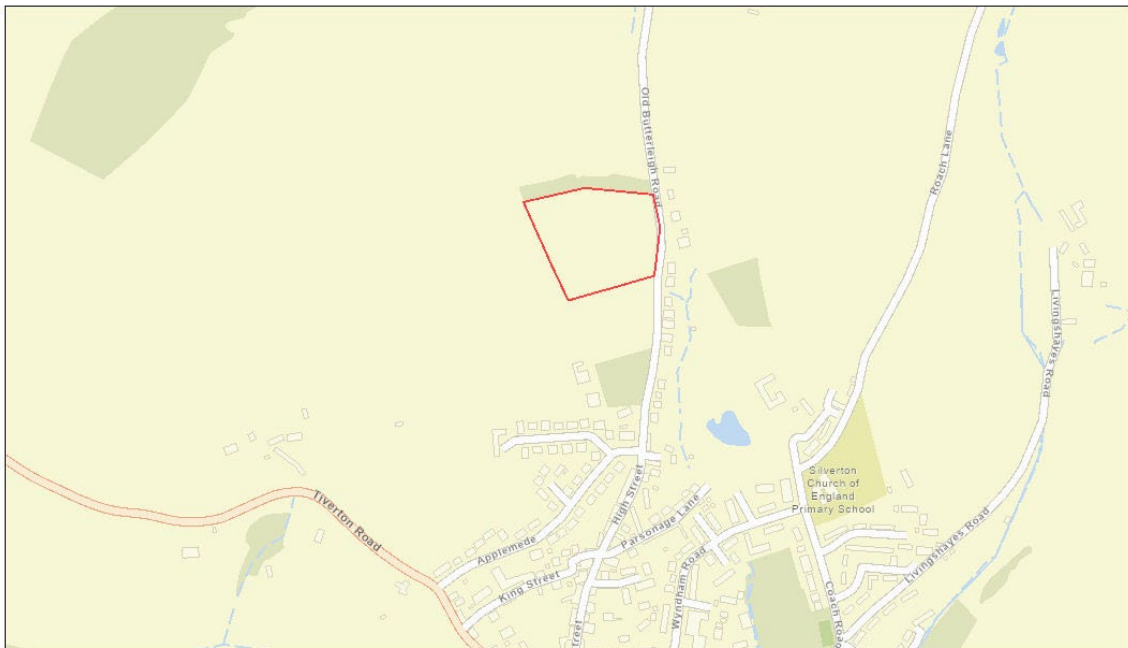
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 Call For Sites Layer



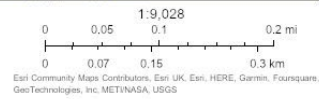
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C/SI/01



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 Call For Sites Layer



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Parish: Silverton

Site Area: Whole 2.18ha | Gross 2.18ha | Net 1.31ha

Site submitted for: Homes for sale, custom and self-build homes

Max Yield: 46

Min Yield: 26

HELAA Assessed Yield: 10

Site description: Greenfield agricultural land on a strong slope (21.8% slope percentage) rising to the W. The site borders Old Butterleigh Lane and the current Silverton settlement boundary in the E. Trees and hedges are found along the S, W and N borders. The Northern border is priority habitat and adjoins a woodland and forest Core Nature area. This site has one landowner. There are restrictive covenants on site. This may need to be investigated further. The HELAA Panel assessed the site as may be achievable for a lower yield of 10 dwellings given the constraints of the site including the topography of the site, access, proximity to priority habitats and location.

Site Suitability

Stage A

International/national designations: None

Flood Zone 3b: None

Stage B

Land Status: Greenfield agricultural land.

Access: Devon County Council Highways identifies access will be via a narrow lane with no footway or street lighting. Access roads should be at least 4.8m wide to permit 2-way traffic unless separate entrance and exit access routes can be achieved. Roads narrower than 4.8m require passing places. Footway/cycleway connection would be required to local services and bus stops. There is a PRoW along the W border. The closest bus stop is approx. 700m S. Closest train station is Newton St Cyres approx. 8.8km SW. Closest services and facilities 800m S.

Natural Environment: The site falls within a Greater Crested Newt Consultation Zone. Beavers are present in catchment. There are legally protected species just off site across Old Butterleigh Lane (bats). Priority habitat is found along the N border. The northern boundary adjoins a woodland and forest Core Nature area. Devon County ecology specialists identify the site is a large agricultural field which appears to be pastureland but unclear from satellite imagery and a site visit would be needed to check ecological value of pasture. The field is bordered by thick hedges and trees and a strip of woodland forms the northern boundary. The surrounding boundary hedges and scrub could support protected and priority species such as dormice, reptiles, hedgehogs and act as flight lines. The hedges are likely to provide bat foraging habitat. Impact of development on site could include direct loss of habitat, loss of bat foraging opportunities and urban impacts (lighting, noise, cat predation,

dogs etc) on habitats and species. Site is of low strategic ecological importance. Mitigation suggested includes protecting and enhancing hedges, trees woodland and dark corridors. Licences and compensation may be required if offences cannot be avoided. Biodiversity net gain requirements to be met onsite/offsite.

Flood Risk, Water Quality and Drainage: FZ1. High groundwater vulnerability. Within drinking water safeguard zone (surface water). As outlined in DCC's sustainable drainage guidance, at planning stage a thorough assessment of the groundwater risk needs to be undertaken. Any development will need to consider the existing surface water flow as part of the design.

Heritage and Archaeology: Devon County Council archaeology specialists identify that there is some potential for the settlement to be associated with a small hillfort to the NW. Mitigation suggested includes a staged programme of archaeological work by condition. MDDC's Conservation Officer note that although there are no objections to residential at this location, any estate road access will have a large impact on the character of the rural lane.

Education Infrastructure: The closest schools to the site are Silverton CofE Primary School and Clyst Vale Community College. DCC education note Silverton primary school has capacity to support housing but site is remote from the village with no safe walking/cycling. There will also be home to school transport costs to the secondary, Clyst Vale Community College. DCC Education comments that development in the area may be required to make education contributions toward both primary and secondary expansion and school transport contributions.

Landscape: There are no protected landscapes in close proximity. The site falls within the Upper farmed and wooded valley slopes landscape character type. The Devon landscape character area is the Cullompton Rolling Farmland. The site has a medium sensitivity to housing development. The site is on a strong slope (21.8% slope percentage) which rises away from the village to the W and is surrounded with hedgerows with many hedgerow trees. There is potential that its rural character is valued for contributing to the countryside setting of Silverton. It would require significant change to the topographical character to accommodate development.

Health and Safety related constraints: May lead to increased traffic levels in an AQMA. 0.86km from A396, possible noise and pollution. 11KV overhead line touches the NW corner of the site.

Soils and contamination: Grade 3 agricultural land (DEFRA 2020 Provisional Land Classification Grade). Site does not fall within a MCA, MSA or WCZ. DCC Minerals and waste commented that DCC's Waste Management and Recycling Development Contribution Methodology (January 2021) identifies a need for new household waste recycling facilities serving the Cullompton, Tiverton, and Willand area. As this site lies within that catchment, any development may be required to contribute financially to these improvements in line with Policy W21 (Provision of Waste Management) of the Devon Waste Plan.

Topography: Strong slope (21.8% slope percentage) rising from E to W.

Open Space and Recreation: The following areas are available within walking distance. Allotments approx. 150m S. Recreation grounds 650m S. Killerton Gardens also lies approx. 2km SE.

Potential Constraints to Delivery: Access. Water quality and drainage. Education Infrastructure. Topography. Potential Grade 3a ALC. Potential landscape impact. Restrictive covenants on site. Priority habitats along the northern border. 0.86km from A396, possible noise and pollution. 11KV overhead line

Site Availability: The promoter has confirmed the site will be available for development within the next 5 years.

Build out rate: Based on HELAA market conditions model 1 year. Year 6 start as unconsented site.


Yield	Year 6	Year 7	Year 8	Year 9	Year 10
Min	25	1	-	-	-
Max	25	21	-	-	-
HELAA	10	-	-	-	-

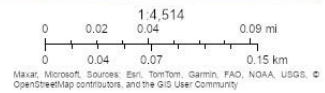
Settlement: Silverton
Site Reference and Name: C/SI/02 Land south of Park Road
Customer Reference Number: CSI02

C/SI/02



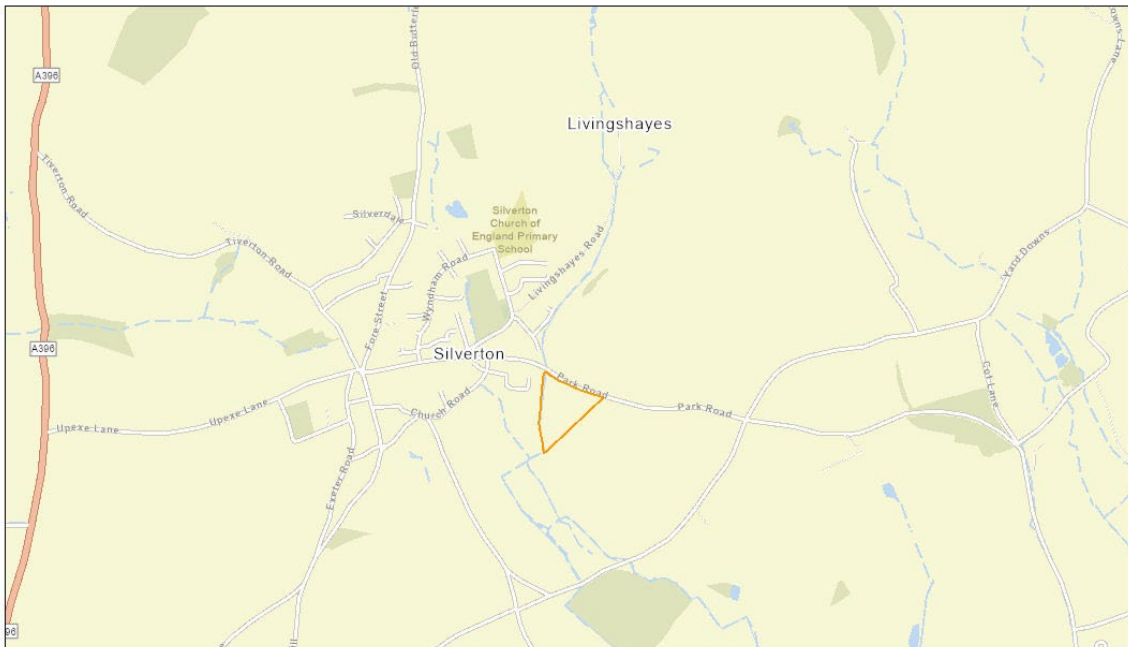
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 Call for Sites 2025




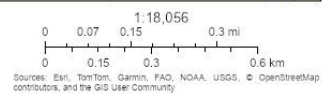
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C/SI/02



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 Call for Sites 2025



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Parish: Silverton

Site submitted for: C/SI/02 Homes for sale, affordable homes

Site description: This gently sloping (7.1% slope percentage) greenfield site lies to the South East of Silverton, adjoining Park Road. The site forms part of a larger field. Hedgerows border the site to the north and west. Along the border to the SW is a mature tree and Heal-eye Stream runs along the Western boundary. Residential dwellings are also adjacent the site to the NW. The site is within a Great Crested Newt Consultation Zone. The northern section of the site was considered in the 2013 SHLAA and was considered an option in the previous Local Plan 2014 consultation named 'East of Hederman Close'. The site at the time was not preferred due to the loss of best and most versatile agricultural land and the site also received the greatest level of objection during the 2014 Local Plan Options Consultation in comparison to other sites in and around Silverton. The site has also been submitted as a larger site area under C/SI/03 and C/SI/04. The HELAA Panel identify only the smaller site (C/SI/02) as achievable due to the constraints to the West.

Site Area: Whole 2.02ha | Gross 2.02ha | Net 1.21ha

Max Yield: 42

Min Yield: 24

Promoter Yield: 60-70 (mid point yield 65)

HELAA Assessed Yield: 33 mid-point yield

Site Suitability

Stage A

International/national designations: None

Flood Zone 3b: None

Stage B

Land Status: Greenfield land.

Access: Access via Park Road. Access roads should be at least 4.8m wide to permit 2-way traffic unless separate entrance and exit access routes can be achieved. Roads narrower than 4.8m require passing places. The closest bus stop is approx. 200m NW. Closest train station is Newton St Cyres approx. 8.5km SW. Closest services and facilities are within Silverton approx. 350m NW. DCC Highways identify that access via Park Road would need improvements through removing hedgerows to achieve visibility splays, reducing existing speed limits, providing safe, well-lit walking and cycling route linking the site to Silverton's facilities, including the primary school and bus stops to ensure safety for all users. The existing footpath/verge along Park Road should be extended into the site, and opportunities to connect with nearby Public Rights of Way should be explored. A pedestrian/cycling link to the road network to the West of the site would be desirable to improve permeability and reduce reliance on private vehicles. A Transport Assessment would likely be required to evaluate the impact of development traffic on the local road network and junctions. The site is within walking distance of a bus stop but improvements to bus stop infrastructure and safe

pedestrian access should be considered. Provision for cycle storage within the development would support sustainable travel choices.

Natural Environment: The site submitted falls within a large field with hedges bordering the site the N and W. To the W also lies Heal-eye Steam. A mature tree also sites along the Western boundary to the S. MDDC's arboriculture specialist identifies that, the development on the site is viewed as low arboriculture risk. There are beavers present in catchment. The site also falls within a Greater Crested Newts Consultation Zone. No legally protected species have been identified on site however there are a range of species identified in the vicinity including badgers and snakes. An area to the South is identified in the England Priority Habitats Inventory as an area with no main habitat but with additional habitats present. The surrounding boundary hedges and trees could support protected and priority species such as dormice, reptiles, hedgehogs and act as flight lines. The hedges are likely to provide bat foraging habitat. Impact of development on site could include direct loss of habitat, loss of bat foraging opportunities and urban impacts (lighting, noise, cat predation, dogs etc) on habitats and species. Mitigation suggested includes protecting and enhancing hedges, trees and dark corridors. Licences and compensation may be required if offences cannot be avoided. Biodiversity net gain requirements to be met onsite/offsite. DCC ecology specialists noted that there is potential for protected species and habitat protection on site but suggest that it should not pose constraints that would significantly influence use of the site and type of development possible. Likely standard ecological mitigation requirements are sufficient.

Flood Risk, Water Quality and Drainage: FZ1. However Heal-eye Steam runs along the boundary to the West. Approximately one third of the site in the NE corner is high groundwater vulnerability. The remainder of the site is medium-high groundwater vulnerability. There is a low-high risk of surface water flooding along the Western boundary and some small pockets of areas at low risk of surface water flooding within the site to the East. As outlined in DCC's sustainable drainage guidance, at planning stage a thorough assessment of the groundwater risk needs to be undertaken. Any development will need to consider the existing surface water flow as part of the design. Any alterations or works within the watercourse must be discussed with Devon County Council Flood Risk Management and Land Drainage Consent requested and approved where necessary. Part of the site was previously considered by the 2014 SFRA which identified that further information regarding the level of risk from Heal-eye Stream would be required to understand whether the Exception Test would be required and if it could be passed. The 2014 SFRA identified the site at risk of surface water flooding and recommended that residential developments should provide at least two independent SuDS features to provide a suitable level of water quality treatment (a new SFRA is being prepared as part of the new Local Plan). DCC Local Lead Flood Authority advise that there is surface water flooding associated with site. Stating that groundwater re-emergence might need to be assessed if infiltration is viable. The southeastern part of the field might not drain to the western watercourse, so an assessment of capacity might be needed. DCC also advise that there looks may be highway drainage from Park Road into the watercourse via dropped kerbs, or may be a ford arrangement of the watercourse across the road. This would need to be assessed to ensure the watercourse and/or highway drainage are managed appropriately.

Heritage and Archaeology: Silverton Conservation area lies approx. 265m W of the site. The closest listed building to the site lies within Silverton approx. 270m W. The Registered Park and Garden Killerton House lies approx. 2km to the SE of the site. This is also approximately the same location of the Scheduled Monument Dolbury Hillfort which is 230m North of Killerton House. The MDDC Conservation Officer has assessed the site and raises no objection at this time. The DCC Historic Environment and Archaeology specialist identifies that given the potential for below-ground archaeological deposits linked to nearby prehistoric or Roman features, the Historic Environment

Team advises that any planning application be supported by a programme of archaeological work to assess potential impacts and inform the Local Planning Authority's decision.

Education Infrastructure: The closest schools to the site are Silverton CofE Primary School and Clyst Vale Community College. DCC education note Silverton primary school has capacity to support housing. Walking and cycling routes to the primary school should be provided. There will also be home to school transport costs to the secondary, Clyst Vale Community College. DCC Education comments that development in the area may be required to make education contributions toward both primary and secondary expansion and school transport contributions.

Landscape: There are no protected landscapes in close proximity. The site falls within the Upper farmed and wooded valley slopes landscape character type. The Devon landscape character area is the Cullompton Rolling Farmland. The National Character Area is the Devon Redlands. The field pattern in the vicinity is predominantly large scale which is not typical of the landscape character type which identifies small to medium sized fields with irregular boundaries. The hedgerows are low which are typical of the landscape character type however there is limited tree coverage on site or along the boundaries which is not typical of the landscape character type. Existing residential development lies to the West of the site. There is potential that its rural character is valued for contributing to the countryside setting of Silverton. The site is gently sloping (7.1%) and is likely to have a low – medium sensitivity to housing development.

Health and Safety related constraints: An electric 11KV overhead line runs along the Western boundary. May lead to increased traffic levels in an AQMA. Sewage treatment works lie approximately 100m outside of the site area to the SW. MDDC Environmental Health Specialists note that the noise and odour that may affect residents from the sewage treatment works is unlikely to be overcome.

Soils and contamination: Two-thirds of the site to the West lies in Grade 3 agricultural land, the NE of the site lies in Grade 1 (0.64ha) agricultural land and a small thin section along the boundary of the site to the north lies within Grade 2 (0.02ha)(DEFRA 2020 Provisional Land Classification Grade). Site does not fall within a MCA, MSA or WCZ. DCC Minerals and waste commented that DCC's Waste Management and Recycling Development Contribution Methodology (January 2021) identifies a need for new household waste recycling facilities serving the Cullompton, Tiverton, and Willand area. As this site lies within that catchment, any development may be required to contribute financially to these improvements in line with Policy W21 (Provision of Waste Management) of the Devon Waste Plan.

Topography: Gentle slope (7.1% slope percentage).

Open Space and Recreation: The closest areas for open space and recreation lie within Silverton approx. 175m NW. The promoter suggests the delivery of the site would provide additional open space. Killerton Gardens also lies approx. 2km SE.

Potential Constraints to Delivery: Access. Natural Environment. Flood Risk, Water quality and drainage. Education Infrastructure. Health and Safety related constraints. Potential Grade 1-3a ALC. Potential landscape impact.

Site Availability: The promoter has confirmed the site will be available for development within the next 5 years.

Build out rate: Based on HELAA market conditions model 2 years. Year 6 start as unconsented site.

Yield	Year 6	Year 7	Year 8	Year 9	Year 10
Min	24	-	-	-	-
Max	25	27	-	-	-
Promoter	25	25	15	-	-
HELAA	25	8	-	-	-

Settlement: Silverton

Site Reference and Name: C/SI/03 Land south of Park Road and adjoin field to the West

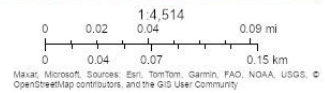
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C/SI/03



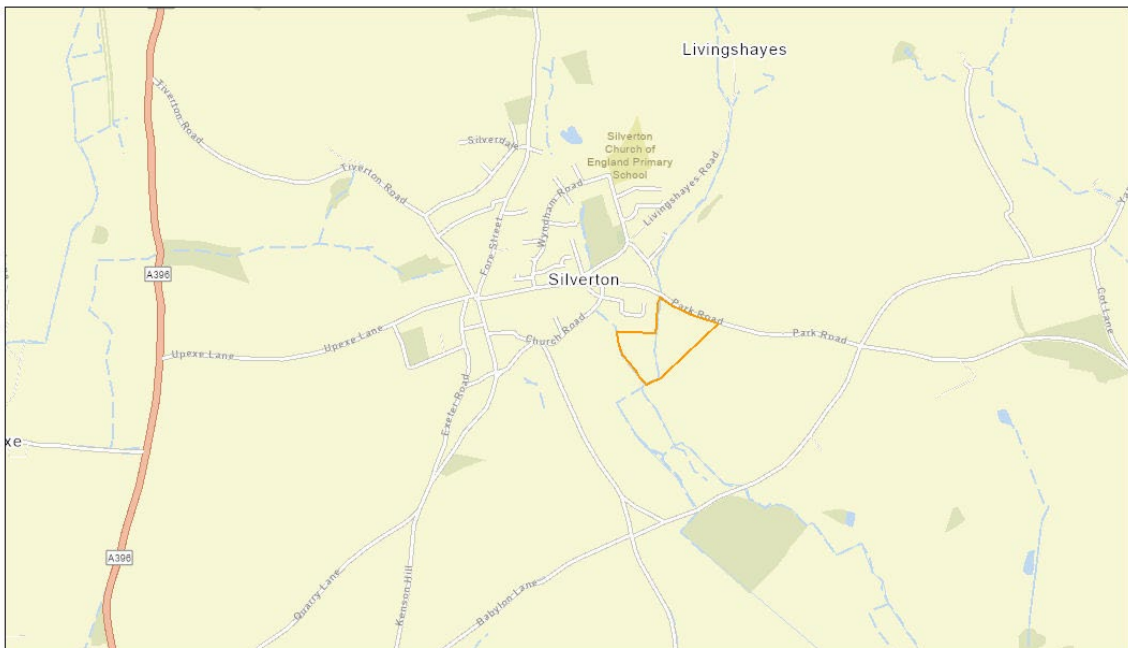
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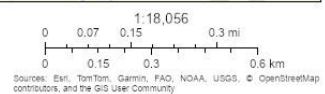
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C/SI/03



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Call for Sites 2025



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Parish: Silverton

Site submitted for: C/SI/03 Homes for sale, affordable homes, custom and self-build homes

Site description: This site includes the same site area as C/SI/02 but also includes the adjoining field to the West. The Eastern part of the site forms part of a larger field. The two fields are in single land ownership. The gently sloping (5.7% slope percentage) greenfield site lies to the South East of Silverton, adjoining Park Road. Hedgerows and mature trees border the site, a hedgerow and Heal-eye stream runs along the centre of the site dividing site area C/SI/02 and the adjoining field to the West. The site has also been submitted as a larger option as C/SI/04. Heal-eye stream then runs along the SW corner of the site. A small area of FZ2 (0.01ha) and FZ3 (0.5ha) runs along the Western boundary of the site. Residential dwellings are adjacent the site to the N. The site is within the Great Crested Newt Consultation Zone. Part of the NE portion of the site was considered in the 2013 SHLAA and was considered an option in the previous Local Plan 2014 consultation named 'East of Hederman Close'. The site at the time was not preferred due to the loss of best and most versatile agricultural land and the site also received the greatest level of objection during the 2014 Local Plan Options Consultation in comparison to other sites in and around Silverton. The HELAA Panel identify the extended site area of C/SI/03 in comparison to C/SI/02 would not be achievable for further development to the West due to the constraints identified, including Heal-eye stream dividing the two areas of the site and the proximity of the sewage treatment works.

Site Area: Whole 3.18ha | Gross 3.13ha | Net 1.88ha

Max Yield: 66

Min Yield: 38

Promoter Yield: 90-100 (mid point yield 95)

HELAA Assessed Yield: See C/SI/02

Site Suitability

Stage A

International/national designations: None

Flood Zone 3b: 0.05ha.

Stage B

Land Status: Greenfield land.

Access: Access via Park Road. Access roads should be at least 4.8m wide to permit 2-way traffic unless separate entrance and exit access routes can be achieved. Roads narrower than 4.8m require passing places. The closest bus stop is approx. 200m NW. Newton St Cyres approx. 8.5km SW. Closest services and facilities are within Silverton approx. 350m NW. DCC Highways identify that access via the Park Road would need improvements through removing hedgerows to achieve visibility splays, reducing existing speed limits, providing safe, well-lit walking and cycling route linking the site to Silverton's facilities, including the primary school and bus stops to ensure safety for all users. The existing footpath/verge along Park Road should be extended into the site, and opportunities to connect with nearby Public Rights of Way should be explored. A pedestrian/cycling

link to the road network to the West of the site would be desirable to improve permeability and reduce reliance on private vehicles. A Transport Assessment would likely be required to evaluate the impact of development traffic on the local road network and junctions. The site is within walking distance of a bus stop but improvements to bus stop infrastructure and safe pedestrian access should be considered. Provision for cycle storage within the development would support sustainable travel choices.

Natural Environment: The site submitted comprises a portion of a larger field to the East and a smaller field to the West. MDDC's arboriculture officer identified that, there are sporadic mature hedgerows trees with dense clusters forming far western boundary and hedgerows and Heal-eye stream divide the two fields. The arboriculture officer however suggests that the development on the site is viewed as low arboriculture risk. Heal-eye stream also runs along the SW of the site. Small areas of FZ2 (0.01ha) and FZ3 (0.05ha) run along the border to the West. There are beavers present in catchment. The site also falls within a Greater Crested Newts Consultation Zone. No legally protected species have been identified on site however there are a range of species identified in the vicinity including badgers and snakes. An area to the South bordering the site is identified in the England Priority Habitats Inventory as an area with no main habitat but with additional habitats present. The surrounding boundary hedges and trees could support protected and priority species such as dormice, reptiles, hedgehogs and act as flight lines. The hedges are likely to provide bat foraging habitat. Impact of development on site could include direct loss of habitat, loss of bat foraging opportunities and urban impacts (lighting, noise, cat predation, dogs etc) on habitats and species. Mitigation suggested includes protecting and enhancing hedges, trees and dark corridors. Licences and compensation may be required if offences cannot be avoided. Biodiversity net gain requirements to be met onsite/offsite. DCC Ecology has noted that there may be potential for protected species and habitat protection on site however suggest that it should not pose constraints that would significantly influence use of the site and type of development possible. Likely standard ecological mitigation requirements are sufficient.

Flood Risk, Water Quality and Drainage: A small area of FZ2 (0.01ha) and FZ3 (0.5ha) runs along the Western boundary of the site. The remainder of the site is identified as FZ1, however Heal-eye Stream runs through the site, dividing the two fields submitted and also runs along the SW boundary. Approximately one third of the submitted of the field to the East site is in high groundwater vulnerability to the NE of the site. The remainder of the site including the whole of the field to the East is medium-high groundwater vulnerability. There is a low-high risk of surface water flooding through the centre of the site along Heal-eye stream that divides the two fields that make up the site and along the SW boundary of the site. There are also some small pockets of areas at low risk of surface water flooding within the site to the East. As outlined in DCC's sustainable drainage guidance, at planning stage a thorough assessment of the groundwater risk needs to be undertaken. Any development will need to consider the existing surface water flow as part of the design. Any alterations or works within the watercourse must be discussed with Devon County Council Flood Risk Management and Land Drainage Consent requested and approved where necessary. Part of the site to the East was previously considered by the 2014 SFRA which identified that further information regarding the level of risk from Heal-eye Stream would be required to understand whether the Exception Test would be required and if it could be passed. The 2014 SFRA identified the site at risk of surface water flooding and recommended that residential developments should provide at least two independent SuDS features to provide a suitable level of water quality treatment (a new SFRA is being prepared as part of the new Local Plan). DCC Local Lead Flood Authority advise that if the fields are developed, then phasing and site-wide surface water drainage might need to be assessed. Surface water flooding and flood zones are associated with site.

Groundwater re-emergence might need to be assessed if infiltration is viable. Suitability of watercourses might need to be assessed.

Heritage and Archaeology: Silverton Conservation area lies approx. 158m W of the site. The closest listed building to the site lies within Silverton approx. 179m W. The Registered Park and Garden Killerton House lies approx. 2km to the SE of the site. This is also approximately the same location of the Scheduled Monument Dolbury Hillfort which is 230m North of Killerton House. DCC Historic Environment and Archaeology specialist identifies that, given the potential for below-ground archaeological deposits linked to nearby prehistoric or Roman features, any planning application should be supported by a programme of archaeological work to assess potential impacts and inform the Local Planning Authority's decision.

Education Infrastructure: The closest schools to the site are Silverton CofE Primary School and Clyst Vale Community College. DCC education note Silverton primary school has capacity to support housing. Walking and cycling routes to the primary school should be provided. There will also be home to school transport costs to the secondary, Clyst Vale Community College. Further, DCC Education comments that development in the area may be required to make education contributions toward both primary and secondary expansion and school transport contributions.

Landscape: There are no protected landscapes in close proximity. The site falls within the Upper farmed and wooded valley slopes landscape character type. The Devon landscape character area is the Cullompton Rolling Farmland. The National Character Area is the Devon Redlands. The field pattern in the vicinity is predominantly large scale which is not typical of the landscape character type which identifies small to medium sized fields with irregular boundaries. The hedgerows are low and the Western boundary has heavy tree coverage which are typical of the landscape character type. Existing residential development lies to the North of the site. There is potential that its rural character is valued for contributing to the countryside setting of Silverton. The site is gently sloping (5.7%) and is likely to have a low – medium sensitivity to housing development.

Health and Safety related constraints: An electric 11KV overhead line runs through the centre of the site largely following the route of Heal-eye stream, and another overhead line runs along the Western boundary. May lead to increased traffic levels in an AQMA. Sewage treatment works lie approximately 50m outside of the site area to the SW. MDDC Environmental Health Specialists note that the noise and odour that may affect residents from the sewage treatment works is unlikely to be overcome.

Soils and contamination: The majority of the site to the West lies in Grade 3 agricultural land, the NE of the site lies in Grade 1 agricultural land (0.64ha) and a small thin section along the boundary of the site to the north lies within Grade II (0.02ha) (DEFRA 2020 Provisional Land Classification Grade). Site does not fall within a MCA, MSA or WCZ. DCC Minerals and waste commented that DCC's Waste Management and Recycling Development Contribution Methodology (January 2021) identifies a need for new household waste recycling facilities serving the Cullompton, Tiverton, and Willand area. As this site lies within that catchment, any development may be required to contribute financially to these improvements in line with Policy W21 (Provision of Waste Management) of the Devon Waste Plan.

Topography: Gentle slope (5.7% slope percentage) rising from SW to NE. The SW portion of the site is slightly more gently sloping than the NE of the site.

Open Space and Recreation: The closest areas for open space and recreation lie within Silverton approx. 175m NW. The promoter suggests the delivery of the site would provide additional open space. Killerton Gardens also lies approx. 2km SE.

Potential Constraints to Delivery: Access. Natural Environment. Flood Risk, water quality and drainage. Education Infrastructure. Health and safety related constraints. Potential Grade 1-3a ALC. Potential landscape impact.

Site Availability: The promoter has confirmed the site will be available for development within the next 5 years.

Build out rate: Please see C/SI/02.


Settlement: Silverton

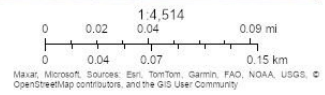
Site Reference and Name: C/SI/04 Land south of Park Road larger area adjoining fields to West
Customer Reference Number: CSI04

C/SI/04



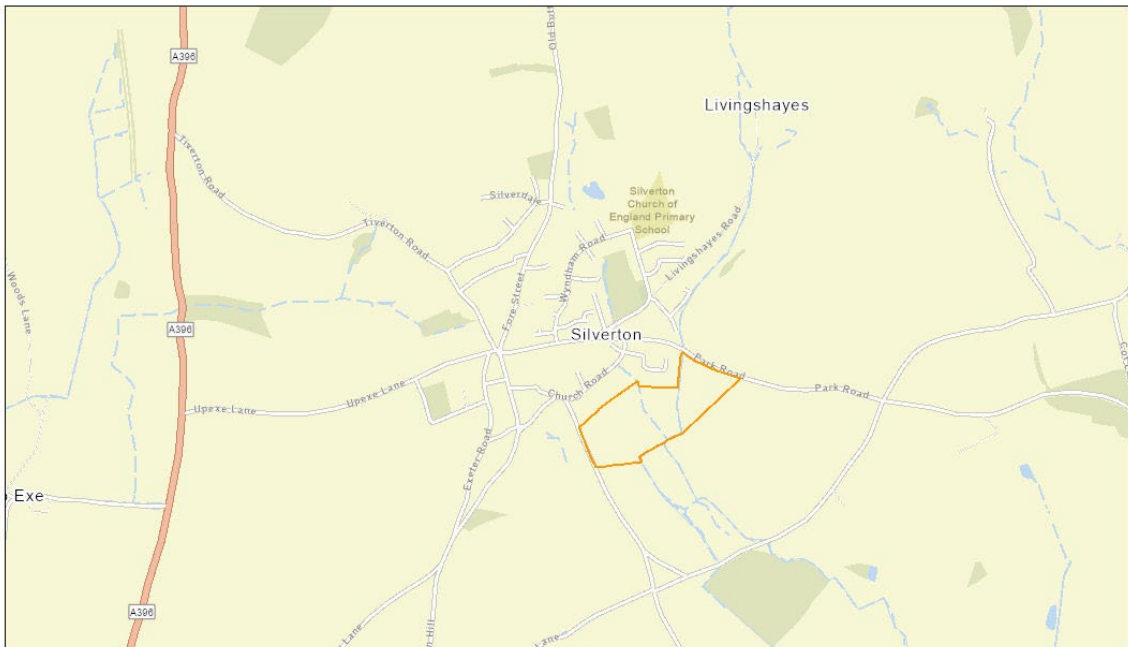
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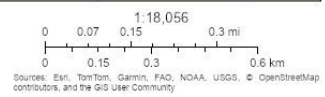
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C/SI/04



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Parish: Silverton

Site submitted for: C/SI/04 Homes for sale, affordable homes, custom and self-build homes, homes for older people

Site description: This site includes the same site area as C/SI/02 and C/SI/03 but also includes a further two fields to the West. The Eastern part of the site forms part of a larger field. All four fields are in single ownership. The gently sloping (5.7% slope percentage) greenfield site lies to the South East of Silverton, adjoining Park Road along the Eastern boundary and an unnamed road along the Western boundary. Hedgerows and mature trees border the site, a hedgerow and Heal-eye stream runs along the centre of the site dividing site area C/SI/02 and the adjoining field to the West. Heal-eye stream then runs part of the southern boundary of the site. Sewage treatment works also borders the site to the south. A small area of FZ2 (0.19ha) and FZ3 (0.75ha) through the centre of the site primary through the second field (West to East). Residential dwellings are adjacent the site to the N. Part of the NE portion of the site was considered in the 2013 SHLAA and was considered an option in the previous Local Plan 2014 consultation named 'East of Hederman Close'. The site at the time was not preferred due to the loss of best and most versatile agricultural land and the site also received the greatest level of objection during the 2014 Local Plan Options Consultation in comparison to other sites in and around Silverton. The HELAA Panel identify the extended site area of C/SI/04 in comparison to C/SI/02 would not be achievable for further development to the West due to the constraints identified, including Heal-eye stream and another watercourse dividing the site and the proximity of the sewage treatment works.

Site Area: Whole 6.62ha | Gross 5.87ha | Net 3.52ha

Max Yield: 123

Min Yield: 70

Promoter Yield: 195

HELAA Assessed Yield: See C/SI/02

Site Suitability

Stage A

International/national designations: None

Flood Zone 3b: 0.75ha

Stage B

Land Status: Greenfield land.

Access: Access likely to be via Park Road with the unnamed road to the West less accessible. Access roads should be at least 4.8m wide to permit 2-way traffic unless separate entrance and exit access routes can be achieved. Roads narrower than 4.8m require passing places. The promoter identifies that there is a main road frontage and footpath/verge already leading to the site boundary and would be extended into the East. The promoter identifies there may be potential for a secondary

access via the unnamed road adjacent the field to the West, however notes that this is a narrower road. There are PRow outside of the site area in the field on the opposite side of Park Road. The closest bus stop is approx. 170m N. Newton St Cyres approx. 8.5km SW. Closest services and facilities are within Silverton approx. 280m N. DCC Highways identifies that access to the site via Park Road, would need improvements including removing hedgerows to achieve visibility splays, reducing existing speed limits, providing safe, well-lit walking and cycling route linking the site to Silverton's facilities, including the primary school and bus stops to ensure safety for all users. The existing footpath/verge along Park Road should be extended into the site, and opportunities to connect with nearby Public Rights of Way should be explored. A pedestrian/cycling link to road network to the West of the site would be desirable to improve permeability and reduce reliance on private vehicles. A Transport Assessment would likely be required to evaluate the impact of development traffic on the local road network and junctions. The site is within walking distance of a bus stop but improvements to bus stop infrastructure and safe pedestrian access should be considered. Provision for cycle storage within the development will support sustainable travel choices.

Natural Environment: The site submitted comprises a portion of a larger field to the East, the northern portion of a larger field to the West and two smaller fields in the centre of the. MDDC's arboriculture specialist identifies that, there are sporadic mature hedgerow trees with dense clusters forming along the central hedge boundaries. Development on the site is viewed as moderate arboriculture risk. The promoter suggests that sensitive treatment of trees would be required between field boundaries. Heal-eye stream divides the two fields to the East. Heal-eye stream also runs along a portion of the South of the site. Small areas of FZ2 (0.01ha) and FZ3 (0.05ha) run along the border to the West. There are beavers present in catchment. The site also falls within a Greater Crested Newts Consultation Zone. No legally protected species have been identified on site however there are a range of species identified in the vicinity including badgers and snakes. An area to the South bordering the site is identified in the England Priority Habitats Inventory as an area with no main habitat but with additional habitats present. The surrounding boundary hedges and trees could support protected and priority species such as dormice, reptiles, hedgehogs and act as flight lines. The hedges are likely to provide bat foraging habitat. Impact of development on site could include direct loss of habitat, loss of bat foraging opportunities and urban impacts (lighting, noise, cat predation, dogs etc) on habitats and species. Mitigation suggested includes protecting and enhancing hedges, trees and dark corridors. Licences and compensation may be required if offences cannot be avoided. Biodiversity net gain requirements to be met onsite/offsite. DCC ecology notes the site has potential for protected species and habitat protection but suggest that it should not pose constraints that would significantly influence use of the site and type of development possible. Likely standard ecological mitigation requirements are sufficient. Natural England has noted that the site includes an Opportunity Area for freshwater watercourse corridors and floodplains, as identified in the Draft Local Nature Recovery Network.

Flood Risk, Water Quality and Drainage: A small area of FZ2 (0.19ha) and FZ3 (0.75ha) runs through the centre of the site primary through the second field (West to East). The remainder of the site is identified as FZ1, however Heal-eye Steam runs through the site, dividing the two fields submitted to the East and also runs along the SW boundary. Approximately one third of the site is in high groundwater vulnerability. The areas of high ground water vulnerability include the NE corner of the most Eastern portion of the site submitted and between the boundary of the two fields submitted to the West. The remainder of the site is medium-high groundwater vulnerability. There is a low-high risk of surface water flooding through the centre of the site along Heal-eye stream that divides the two fields that make up the East of the site and along the part of the Southern boundary of the site

following the route of Heal-eye stream. There are also some small pockets of areas at low risk of surface water flooding within the fields to the East. And a small pocket of low-high risk of surface water flooding to the South of the second field (West to East). As outlined in DCC's sustainable drainage guidance, at planning stage a thorough assessment of the groundwater risk needs to be undertaken. Any development will need to consider the existing surface water flow as part of the design. Any alterations or works within the watercourse must be discussed with Devon County Council Flood Risk Management and Land Drainage Consent requested and approved where necessary. Part of the site to the East was previously considered by the 2014 SFRA which identified that further information regarding the level of risk from Heal-eye Stream would be required to understand whether the Exception Test would be required and if it could be passed. The 2014 SFRA identified the site at risk of surface water flooding and recommended that residential developments should provide at least two independent SuDS features to provide a suitable level of water quality treatment. DCC Local Lead Flood Authority further note that a Part of the site in west is too steep for infiltration, and the site should not discharge into combined sewer. If this larger site is allocated, then phasing and site-wide surface water drainage might need to be assessed. They note that there are surface water flooding and flood zones associated with site. Groundwater re-emergence might need to be assessed if infiltration is viable. Suitability of watercourses might need to be assessed. A Lawful Development Certificate (LDC) would be required for works to watercourses (this applies to CSI02, 03 and 04).

Heritage and Archaeology: Silverton Conservation area borders the site on the NW corner. The closest listed building to the site lies within Silverton approx. 82m NW of the site. The Registered Park and Garden Killerton House lies approx. 2km to the SE of the site. This is also approximately the same location of the Scheduled Monument Dolbury Hillfort which is 230m North of Killerton House. DCC Historic Environment and Archaeology specialist identifies that given the potential for below-ground archaeological deposits linked to nearby prehistoric or Roman features any planning application should be supported by a programme of archaeological work to assess potential impacts and inform the Local Planning Authority's decision.

Education Infrastructure: The closest schools to the site are Silverton CofE Primary School and Clyst Vale Community College. DCC education note Silverton primary school has capacity to support housing. Walking and cycling routes to the primary school should be provided. There will also be home to school transport costs to the secondary, Clyst Vale Community College. Additionally, DCC Education comments that development in the area may be required to make education contributions toward both primary and secondary expansion and school transport contributions.

Landscape: There are no protected landscapes in close proximity. The site falls within the Upper farmed and wooded valley slopes landscape character type. The Devon landscape character area is the Cullompton Rolling Farmland. The National Character Area is the Devon Redlands. The field pattern in the vicinity is predominantly large scale which is not typical of the landscape character type which identifies small to medium sized fields with irregular boundaries. The hedgerows are low and the boundaries dividing the fields have heavy tree coverage which are typical of the landscape character type. Existing residential development lies to the North of the site. There is potential that its rural character is valued for contributing to the countryside setting of Silverton. The site is gently sloping (5.7%) and is likely to have a low – medium sensitivity to housing development.

Health and Safety related constraints: An electric 11KV overhead line runs through the centre of the site between the two fields to the East and two fields to the West. Another electric 11KV line also runs over the site largely following the route of Heal-eye stream, and a further 11KV overhead line runs across the two fields to the West. May lead to increased traffic levels in an AQMA. Sewage

treatment works lie just outside the site are to the South. MDDC Environmental Health Specialists note that the noise and odour that may affect residents from the sewage treatment works is unlikely to be overcome.

Soils and contamination: The NE corner of the site (0.64ha) and the SW portion of the site (1.94ha) lies in Grade 1 agricultural land and a small thin section along the boundary of the site to the north lies within Grade 2 (0.02ha) (DEFRA 2020 Provisional Land Classification Grade). The remainder of the site area falls within Grade 3 agricultural land classification. Site does not fall within a MCA, MSA or WCZ. DCC Minerals and Waste specialist commented that DCC's Waste Management and Recycling Development Contribution Methodology (January 2021) identifies a need for new household waste recycling facilities serving the Cullompton, Tiverton, and Willand area. As this site lies within that catchment, any development may be required to contribute financially to these improvements in line with Policy W21 (Provision of Waste Management) of the Devon Waste Plan.

Topography: Gentle slope (5.7% slope percentage).

Open Space and Recreation: The closest areas for open space and recreation lie within Silverton approx. 175m NW. Killerton Gardens also lies approx. 2km SE.

Potential Constraints to Delivery: Access. Natural Environment. Flood risk, water quality and drainage. Education Infrastructure. Health and safety related constraints. Potential Grade 1-3a ALC. Potential landscape impact.

Site Availability: The promoter has confirmed the site will be available for development in 6-10 years.

Build out rate: Please see C/SI/02.

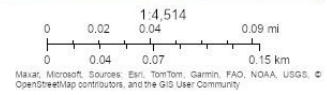
Settlement: Silverton
Site Reference and Name: C/SI/05 Land south Livinghayes Road
Customer Reference Number: CSI05

C/SI/05



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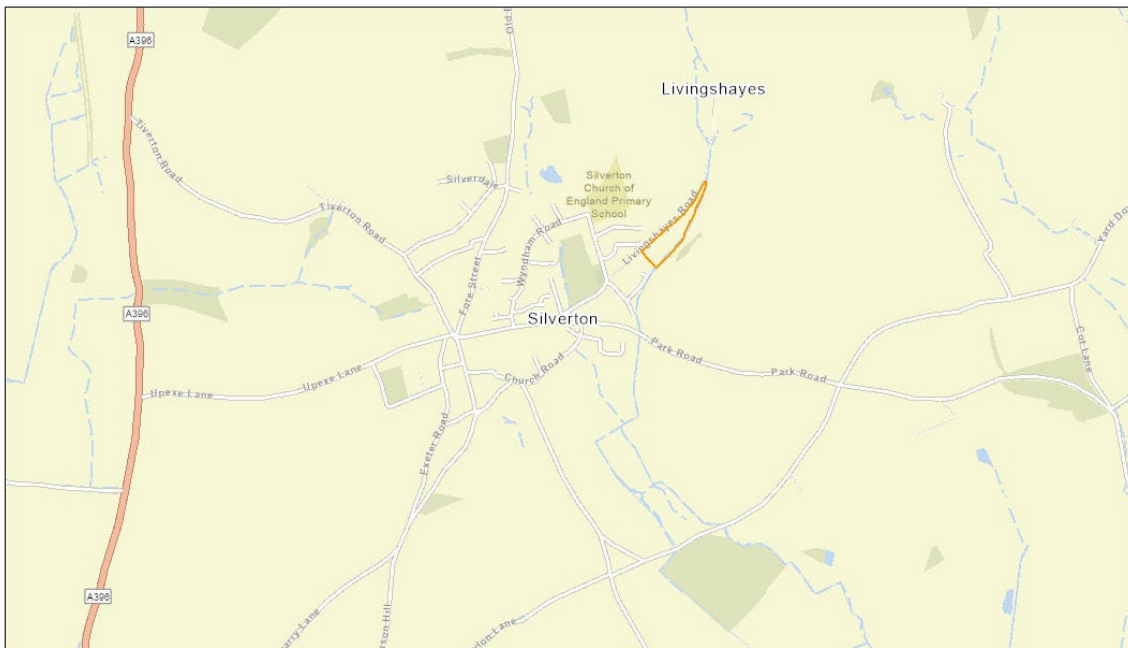
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Mapbox, Microsoft, Sources: Esri, TomTom, Garmin, FAO, NOAA, USGS, OpenStreetMap contributors, and the GIS User Community

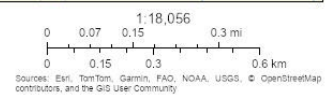
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C/SI/05



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Parish: Silverton

Site submitted for: C/SI/05 Homes for sale, affordable homes

Site description: This very gently/gently sloping (5% slope percentage) greenfield site that lies to the East of Silverton. It consists of a triangular shaped field to the South of Livinghayes Road. The site is Flood Zone 1 however Heal-eye stream runs along the southern boundary of the site. The borders consist of hedgerows and have heavy tree coverage. Existing development lies to the North and West of the site. Single land ownership. The site was considered in the 2013 SHLAA and was considered an option in the previous Local Plan 2014 consultation named 'Livinghayes Road, Silverton'. The site at the time was not preferred because access to Livinghayes Road is limited as the site is located off a private road which is narrow. Refuse Lorries at the time did not use the lane, which if developed would result in an unacceptable arrangement for future residents who would need to deposit their refuse at the junction with Coach road. The HELAA Panel identify the site as unachievable due to the constraints identified including the proximity of the site to Heal-eye stream, flood risk and the shape of the site.

Site Area: Whole 1ha | Gross 1ha | Net 0.8ha

Max Yield: 28

Min Yield: 16

Promoter Yield: 18

HELAA Assessed Yield: None

Site Suitability

Stage A

International/national designations: None

Flood Zone 3b: None

Stage B

Land Status: Greenfield land.

Access: Access likely to be via Livinghayes Road. Access roads should be at least 4.8m wide to permit 2-way traffic unless separate entrance and exit access routes can be achieved. Roads narrower than 4.8m require passing places. Footway/cycleway connection would be required to local services and bus stops. There are PRoW outside of the site area to the N, S and W ranging from approx. 50m–130m away. Closest train station is Newton St Cyres approx. 9km SW. DCC Highways identifies that the proposed site east of Silverton is accessed via Livinghayes Road, a predominantly private road not built to public highway (Highways Maintainable at Public Expense) standards. The carriageway is substandard, especially at its junction with Coach Road, where limited width and poor visibility which raise safety concerns for all vehicles, including refuse and emergency services. Refuse lorries currently avoid Livinghayes Road, indicating that development would be unacceptable without major upgrades. Access improvements must meet current design standards, potentially requiring junction widening and enhanced visibility splays. The site lies about 345m from Silverton's core facilities and 145m from the nearest bus stop, so safe, continuous, and well-lit pedestrian and cycle

links — including crossings and footway improvements — are essential to support sustainable travel reducing reliance on private vehicles. A Transport Assessment will be needed to assess cumulative highway impacts.

Natural Environment: The site submitted comprises a triangular shaped field to the South of Livinghayes Road. Heal-eye Stream runs along the Southern border of the site and development at Park Close borders the site on its Western boundary. MDDC's arboriculture specialist identifies that, hedges and mature trees border the site that are highly visible from the highway scene however development on the site is viewed as low arboriculture risk. Adequate highway access may pose moderate risk. There appears to be a barn and potentially horses being kept on site. There are beavers present in catchment. The site also falls within a Greater Crested Newts Consultation Zone. No legally protected species have been identified on site however there are a range of species identified in the vicinity including toads and snakes (approx. 130m W). The surrounding boundary hedges and trees could support protected and priority species such as dormice, reptiles, hedgehogs and act as flight lines. The hedges and trees are likely to provide bat foraging habitat. Impact of development on site could include direct loss of habitat, loss of bat foraging opportunities and urban impacts (lighting, noise, cat predation, dogs etc) on habitats and species. Mitigation suggested includes protecting and enhancing hedges, trees and dark corridors. Licences and compensation may be required if offences cannot be avoided. Biodiversity net gain requirements to be met onsite/offsite. The site has been identified by DCC ecology experts as having potential ecological issues which may influence use of the site, type of development. DCC ecology specialists have expressed uncertainties regarding the habitat quality and the impact of buffering watercourse that may influence the development type and scale.

Flood Risk, Water Quality and Drainage: The site is identified as FZ1, however Heal-eye Steam runs along the Southern boundary of the site. The site is in an area of high groundwater vulnerability. There is a low-high risk of surface water flooding along the southern border (approx. 0.12ha) of the site following the route of Heal-eye stream. As outlined in DCC's sustainable drainage guidance, at planning stage a thorough assessment of the groundwater risk needs to be undertaken. Any development will need to consider the existing surface water flow as part of the design. Any alterations or works within the watercourse must be discussed with Devon County Council Flood Risk Management and Land Drainage Consent requested and approved where necessary. DCC Local Lead Flood Authority further advise that the site is possibly too steep for infiltration. Surface water flooding associated with the watercourse along southeast of site should be respected as flood zones 2 and 3. Lawful Development Certificate would be required for works to watercourses. The Western portion of the site was previously considered by the 2014 SFRA which identified that further information regarding the level of risk from Heal-eye Stream would be required to understand whether the Exception Test would be required and if it could be passed. The 2014 SFRA identified the site at risk of surface water flooding and recommended that residential developments should provide at least two independent SuDS features to provide a suitable level of water quality treatment. A new SFRA will be undertaken as part of the new Local Plan.

Heritage and Archaeology: Silverton Conservation area lies approx. 320m W of the site. The closest listed building to the site lies within Silverton approx. 370m W of the site. The Registered Park and Garden Killerton House lies approx. 2km to the SE of the site. This is also approximately the same location of the Scheduled Monument Dolbury Hillfort which is 230m North of Killerton House. DCC Historic Environment and Archaeology team has no comments to make on this proposed site. MDDC Conservation Officer has no comments to make on this proposed site due to distance from designated heritage assets.

Education Infrastructure: The closest schools to the site are Silverton CofE Primary School and Clyst Vale Community College. DCC education note Silverton primary school has capacity to support housing. Walking and cycling routes to the primary school should be provided. There will also be home to school transport costs to the secondary, Clyst Vale Community College. DCC Education comments that development in the area may be required to make education contributions toward both primary and secondary expansion and school transport contributions.

Landscape: There are no protected landscapes in close proximity. The site falls within the Upper farmed and wooded valley slopes landscape character type. The Devon landscape character area is the Cullompton Rolling Farmland. The National Character Area is the Devon Redlands. The field pattern itself is small which is typical of the landscape character type which identifies small to medium sized fields with irregular boundaries. The boundaries have heavy tree coverage which are typical of the landscape character type. Existing residential development lies to the North and the West of the site. There is potential that its rural character is valued for contributing to the countryside setting of Silverton. The site is gently sloping (5%) and is likely to have a low – medium sensitivity to housing development.

Health and Safety related constraints: May lead to increased traffic levels in an AQMA. No comments from consultees.

Soils and contamination: The site falls within Grade 3 agricultural land classification (DEFRA 2020 Provisional Land Classification Grade). Site does not fall within a MCA, MSA or WCZ. DCC Minerals and Waste specialist commented that DCC's Waste Management and Recycling Development Contribution Methodology (January 2021) identifies a need for new household waste recycling facilities serving the Cullompton, Tiverton, and Willand area. As this site lies within that catchment, any development may be required to contribute financially to these improvements in line with Policy W21 (Provision of Waste Management) of the Devon Waste Plan.

Topography: Very gentle/Gentle slope (5% slope percentage).

Open Space and Recreation: The closest areas for open space and recreation lie within Silverton approx. 120m W. Killerton Gardens also lies approx. 2km SE.

Potential Constraints to Delivery: Natural Environment. Access. Flood Risk, water quality and drainage. Education Infrastructure. Potential Grade 3a ALC. Potential Landscape impact.

Site Availability: The promoter has confirmed the site will be available for development within the next 5 years.

Build out rate: No build out rate is provided as the HELAA Panel identify this site as unachievable.

Settlement: Silverton

Site Reference and Name: C/SI/06 Land West of Old Butterleigh Road, North of Silverdale

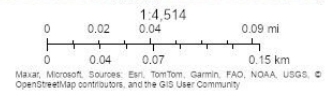
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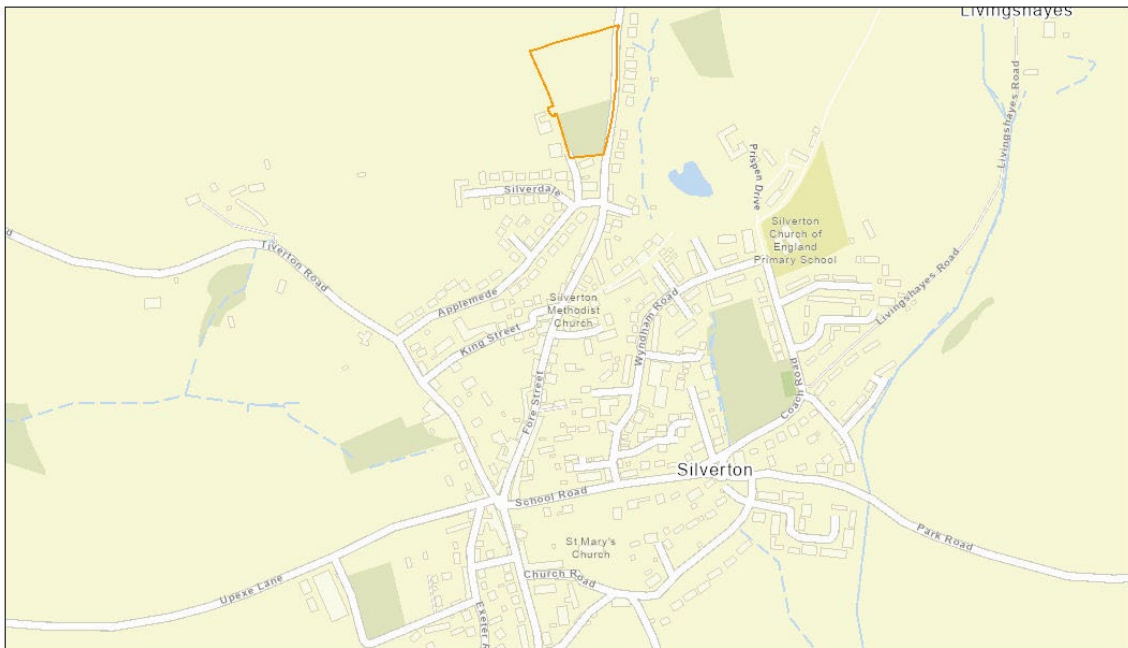
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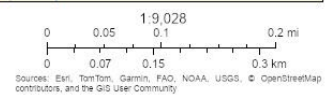
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C/SI/06



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Parish: Silverton

Site submitted for: C/SI/06 Homes for sale, affordable homes

Site description: This moderately sloping (12.9% slope percentage) greenfield site lies to the North of Silverton to the West of Old Butterleigh Road. It consists of allotments to the South and a field to the North. The site is Flood Zone 1. The borders consists of hedgerows and have heavy tree coverage. Existing residential development lie to the East and South of the site with barns to the West. The site is within the Great Crested Newt Consultation Zone. Single land ownership. The site was considered as an option in the previous Local Plan 2014 consultation named 'Old Butterleigh Road'. The site at the time was submitted in two parts, one part to the East and one part to the West. The Western portion is the site that has been submitted and considered as part of this HELAA. This site was previously not preferred because it would result in the loss of allotments (which would need to be relocated) and the site is also generally elevated land, with greater potential for visual or landscape impacts. The HELAA Panel identify that the site could be achievable provided access can be resolved. If access is possible then only a small yield of 5-10 dwellings is considered achievable due to the surrounding highways network.

Site Area: Whole 1.52ha | Gross 1.52ha | Net 1.22ha

Max Yield: 43

Min Yield: 24

Promoter Yield: 77 (Note the promoter considers the gross site area to be 3.699ha, this does not match with the site outline submitted)

HELAA Assessed Yield: 5-10 (mid-point 7)

Site Suitability

Stage A

International/national designations: None

Flood Zone 3b: None

Stage B

Land Status: Greenfield land.

Access: Access likely to be via Old Butterleigh Road which is what is suggested by the promoter. Access roads should be at least 4.8m wide to permit 2-way traffic unless separate entrance and exit access routes can be achieved. Roads narrower than 4.8m require passing places. Footway/cycleway connection would be required to local services and bus stops. A PRoW runs along the Western border to Silverdale. Closest train station is Newton St Cyres approx. 8.8km SW. Closest services and facilities are within Silverton approx. 350m S. DCC Highways specialists identify that access is expected via Old Butterleigh Road, which is narrow and may need widening or passing places for two-way traffic. A detailed access design will be required to ensure safety given the road's gradient and nearby housing, with possible hedge removal for visibility splays. Development must provide a safe, continuous, and well-lit walking and cycling route to Silverton village centre, nearby bus stops (about 280m southeast), and the primary school, meeting active travel design standards and

including safety features like dropped kerbs and tactile paving. A Transport Assessment will likely be needed to assess cumulative highway impacts, and construction traffic management must be considered due to local road constraints. There is also potential to improve connectivity by linking to the existing Public Right of Way along the western boundary, offering an enhanced active travel corridor and easing pressure on Old Butterleigh Road.

Natural Environment: The site submitted comprises allotments to the South and a field to the North. MDDC's arboriculture specialist identifies that there are significant mature trees along the boundary, notably bordering the highway. Development on the site is viewed as moderate arboriculture risk and would require a high degree of caution/protection measures. Residential development lies to the East and South and barns lie to the West. There are beavers present in catchment. The site also falls within a Greater Crested Newts Consultation Zone. Legally protected species (bats) have been identified in the vicinity, adjacent the border in the SW corner and just outside the site area to the NE. The surrounding boundary hedges and trees could support protected and priority species such as dormice, reptiles, hedgehogs and act as flight lines. The hedges and trees are likely to provide bat foraging habitat. Impact of development on site could include direct loss of habitat, loss of bat foraging opportunities and urban impacts (lighting, noise, cat predation, dogs etc) on habitats and species. Mitigation suggested includes protecting and enhancing hedges, trees and dark corridors. Licences and compensation may be required if offences cannot be avoided. Biodiversity net gain requirements to be met onsite/offsite. DCC ecology specialists express that the site has potential for protected species and habitat protection but should not pose constraints that would significantly influence use of the site and type of development possible in ecological terms. Likely standard ecological mitigation requirements are sufficient. Natural England has further noted that the site includes Opportunity Areas for expanding woody habitats and for establishing wildlife-rich grasslands on steep slopes, as identified in the Draft Devon Local Nature Recovery Strategy. These features highlight the site's potential for contributing to local biodiversity enhancement.

Flood Risk, Water Quality and Drainage: The site is identified as FZ1. A Drinking water safeguarding zone (Surface Water) lies along the boundary to the West. The site is in an area of high groundwater vulnerability. A groundwater source protection zone lies just outside the Western boundary. There is no identified risk of surface water flooding within the site however surface water flood risk ranges from low-high along Old Butterleigh Road adjoining the site to the East. As outlined in DCC's sustainable drainage guidance, at planning stage a thorough assessment of the groundwater risk needs to be undertaken. Any development will need to consider the existing surface water flow as part of the design. DCC Local Lead Flood Authority comment that the site is too steep for infiltration and should not discharge into a combined sewer, they suggest it may not be possible to drain the site. There is also surface water flooding associated with road to east.

Heritage and Archaeology: Silverton Conservation area lies just outside the boundary of the site to the SE. The closest listed building to the site lies within Silverton approx. 180m S of the site. The Registered Park and Garden Killerton House lies approx. 2km to the SE of the site. This is also approximately the same location of the Scheduled Monument Dolbury Hillfort which is 230m North of Killerton House. The DCC Historic Environment and Archaeology team have no comments to make on this proposed site at this time.

Education Infrastructure: The closest schools to the site are Silverton CofE Primary School and Clyst Vale Community College. DCC education note Silverton primary school has capacity to support housing. Walking and cycling routes to the primary school should be provided. There will also be home to school transport costs to the secondary, Clyst Vale Community College. DCC Education

comments that development in the area may be required to make education contributions toward both primary and secondary expansion and school transport contributions.

Landscape: There are no protected landscapes in close proximity. The site falls within the Upper farmed and wooded valley slopes landscape character type. The Devon landscape character area is the Cullompton Rolling Farmland. The National Character Area is the Devon Redlands. The field pattern itself is small-medium which is typical of the landscape character type which identifies small to medium sized fields with irregular boundaries. The boundaries have heavy tree coverage which are typical of the landscape character type. Existing residential development lies to the South and East of the site. There is potential that its rural character is valued for contributing to the countryside setting of Silverton. The Southern portion of the site is currently allotments. The site is moderately sloping (12.9%) with greater steepness to the northern portion of the site, the site has a potential medium - high sensitivity to housing development.

Health and Safety related constraints: May lead to increased traffic levels in an AQMA. No comments from consultees.

Soils and contamination: The southern portion of the site is identified as Grade 2 (0.9ha) with the remainder of the site Grade 3 (DEFRA 2020 Provisional Land Classification Grade). Site does not fall within a MCA, MSA or WCZ. DCC Minerals and Waste specialists commented that DCC's Waste Management and Recycling Development Contribution Methodology (January 2021) identifies a need for new household waste recycling facilities serving the Cullompton, Tiverton, and Willand area. As this site lies within that catchment, any development may be required to contribute financially to these improvements in line with Policy W21 (Provision of Waste Management) of the Devon Waste Plan.

Topography: Moderately sloping (12.9% slope percentage).

Open Space and Recreation: The closest areas for open space and recreation lie within Silverton approx. 265m SE. The site promoter identifies the potential to provide children's play space. Killerton Gardens also lies approx. 2km SE.

Potential Constraints to Delivery: Access. Natural Environment, Protection measures Heritage. Water quality and drainage. Education Infrastructure. Grade 2 and potential Grade 3a ALC. Potential Landscape impact. Topography.

Site Availability: The promoter has confirmed the site will be available for development within the next 5 years.

Build out rate: Based on HELAA market conditions model 1 year. Year 6 start as unconsented site.

Yield	Year 6	Year 7	Year 8	Year 9	Year 10
Min	24	-	-	-	-
Max	25	18	-	-	-
Promoter	25	50	2		
HELAA	7				

Settlement: Silverton


Site Reference and Name: C/SI/07

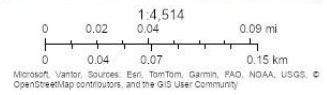
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C/SI/07



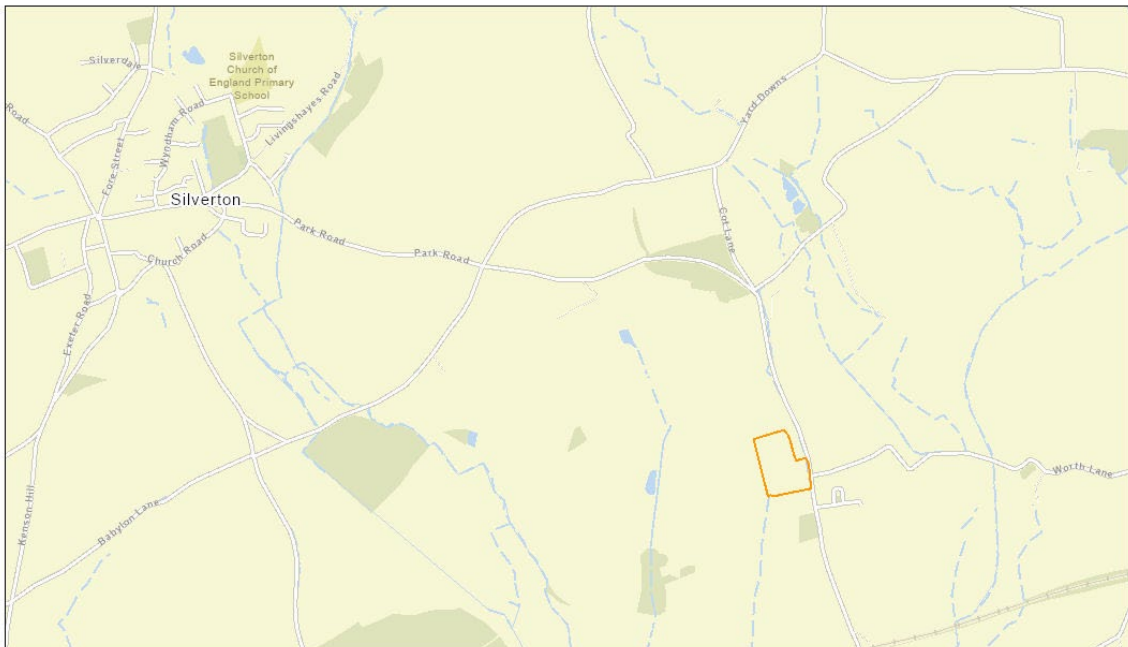
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C/SI/07



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Parish: Silverton

Site submitted for: C/SI/07 Homes for sale, Affordable homes, Custom and self-build homes, Homes for older people

Site description: This very gently sloping (4.8% slope percentage) greenfield site lies approximately 2km to the SE of Silverton. It lies to the West of Ellerhayes. The site forms part of a larger field which is bordered by low hedgerows and a heavily treed hedgerow to the south of the site. The site is in FZ1. There may be some unnamed watercourses along the Eastern and Southern boundaries. A farmhouse borders the site to the East and existing development lies to the SE. The promoter identifies a smaller area within the site area submitted as the likely area for development. Single land ownership. The HELAA Panel identify the site is achievable for the minimum yield of 25 to take into account the constraints of this report and the market in this area.

Site Area: Whole 1.56ha | Gross 1.56ha | Net 1.25ha

Max Yield: 44

Min Yield: 25

Promoter Yield: 20 (Note the promoter considers the total site area to be 3.88ha, this does not match with the site outline submitted. The promoter also identified it was anticipated development would be restricted to a smaller area than that was submitted in the South East corner of the site. This area is approximately 0.7ha (Min 11 – Max 18 Yield)

HELAA Assessed Yield: 25 (based on the outlined area submitted as part of the Call for Sites)

Site Suitability

Stage A

International/national designations: None

Flood Zone 3b: None

Stage B

Land Status: Greenfield land.

Access: Access likely to be via the unnamed road to the East. Access roads should be at least 4.8m wide to permit 2-way traffic unless separate entrance and exit access routes can be achieved. Roads narrower than 4.8m require passing places. Footway/cycleway connection would be required to local services and bus stops. The closest bus stop is available 43m S just outside of Ellerhayes road. Closest train station is Newton St Cyres approx. 9.9km SW. Closest services and facilities are within Silverton approx. 2km NW. DCC Highways suggests that access is likely from the unnamed road east of the site, where visibility splays may be restricted by hedgerows and topography. Their adequacy will depend on measured vehicle speeds, so a speed survey is required, and a speed limit reduction may be needed for safety. The site lies about 2.5km from Silverton village, making it currently an unsustainable location due to limited transport options, lack of footways, and unlit rural lanes posing risks to pedestrians. Although a bus stop lies approx. 100m south, pedestrian access improvements are necessary. A Transport Assessment should assess traffic impacts and consider measures to

reduce car dependency, such as improved public transport and secure cycle storage. Construction traffic management will also be essential to minimise impacts on narrow roads and nearby homes.

Natural Environment: The site submitted comprises a portion of a larger field to the West of Ellerhayes. Low hedgerows border the site to the north and east. MDDC's arboriculture specialist identifies a high cluster of mature trees along southern boundary with modest visibility from the highway scene and resident area. Development on the site is viewed as low arboriculture risk. A farmhouse lies to the North East of the site and existing residential development lies to the South East. There are beavers present in catchment. The site also falls within a Greater Crested Newts Consultation Zone. Legally protected species (bats) have been identified in the vicinity, adjacent the border in the SE corner. The surrounding boundary hedges and trees could support protected and priority species such as dormice, reptiles, hedgehogs and act as flight lines. The hedges and trees are likely to provide bat foraging habitat. Impact of development on site could include direct loss of habitat, loss of bat foraging opportunities and urban impacts (lighting, noise, cat predation, dogs etc) on habitats and species. Mitigation suggested includes protecting and enhancing hedges, trees and dark corridors. Licences and compensation may be required if offences cannot be avoided. Biodiversity net gain requirements to be met onsite/offsite. DCC ecology noted that the site has potential for protected species and habitat protection however this should not pose constraints that would significantly influence use of the site and type of development possible in ecology terms. Likely standard ecological mitigation requirements are sufficient. Natural England has noted that the site includes an Opportunity Area for freshwater watercourse corridors and floodplains, as identified in the Draft Local Nature Recovery Network.

Flood Risk, Water Quality and Drainage: The site is identified as FZ1. There may lie an unnamed watercourse along the Eastern border and an unnamed watercourse along the SW corner. The track along the southern border of the site has a low risk of surface water flooding (with climate change). The site is in an area of medium-high groundwater vulnerability. As outlined in DCC's sustainable drainage guidance, at planning stage a thorough assessment of the groundwater risk needs to be undertaken. Any development will need to consider the existing surface water flow as part of the design. Any alterations or works within the watercourse must be discussed with Devon County Council Flood Risk Management and Land Drainage Consent requested and approved where necessary. DCC Local Lead Flood Authority also noted the site is possibly too steep for infiltration (with parts of the site steeper than others). There were uncertainties regarding the watercourses on site and whether the levels of the site would allow the site to discharge into the watercourse without pumping. They also note there is Surface water flood risk along the southern boundary of the site.

Heritage and Archaeology: The closest listed building to the site lies 540m NW of the site. The Registered Park and Garden Killerton House lies approx. 0.72km to the S of the site. This is also approximately the same location of the Scheduled Monument Dolbury Hillfort which is 230m North of Killerton House. The DCC Historic Environment and Archaeology specialist identifies given the potential for below-ground archaeological deposits linked to nearby prehistoric or Roman features, any planning application be supported by a programme of archaeological work to assess potential impacts and inform the Local Planning Authority's decision. This programme of archaeological work should take the form of a geophysical survey followed by the excavation of a series of evaluative trenches.

Education Infrastructure: The closest schools to the site are Silverton CofE Primary School and Clyst Vale Community College. DCC education note Silverton primary school has capacity to support housing. There will also be home to school transport costs to the primary and secondary school. DCC

Education comments that development in the area may be required to make education contributions toward both primary and secondary expansion and school transport contributions.

Landscape: There are no protected landscapes in close proximity. The site falls within the Lower rolling farmed and settled valley slopes landscape character type. The Devon landscape character area is the Yeo, Culm and Exe Lowlands. The National Character Area is the Devon Redlands. The site has some features typical of the landscape character area, with low boundaries and many hedgerow trees to the south and gently rolling pastoral land. Existing residential development lies to the South East of the site, there is also some development to the North East. There is potential that its rural character is valued for contributing to the countryside setting. The site is very gently sloping (4.8%) although some parts of the site are steeper than others, the site has a potential medium - high sensitivity to housing development due to its rural location.

Health and Safety related constraints: May lead to increased traffic levels in an AQMA. No comments from consultees.

Soils and contamination: The site is identified as Grade 1 Agricultural Land Classification (DEFRA 2020 Provisional Land Classification Grade). Site does not fall within a MCA, MSA or WCZ. DCC Minerals and Waste specialist commented that DCC's Waste Management and Recycling Development Contribution Methodology (January 2021) identifies a need for new household waste recycling facilities serving the Cullompton, Tiverton, and Willand area. As this site lies within that catchment, any development may be required to contribute financially to these improvements in line with Policy W21 (Provision of Waste Management) of the Devon Waste Plan.

Topography: Very gently sloping (4.8% slope percentage) although parts of the site have greater steepness than others.

Open Space and Recreation: There are allotments approximately 70m S of the site. Other open space and recreation facilities lie within Silvertown approx. 2km NW. Killerton Gardens also lies approx. 0.72km S. The site promoter suggests the site is of a sufficient size to provide additional open space.

Potential Constraints to Delivery: Access. Natural Environment. Flood Risk (due to potential unnamed watercourses), water quality and drainage. Education Infrastructure. Grade 1 ALC. Potential Landscape impact.

Site Availability: The promoter has confirmed the site will be available for development within the next 5 years.

Build out rate: Based on HELAA market conditions model 1 year. Year 6 start as unconsented site.

Yield	Year 6	Year 7	Year 8	Year 9	Year 10
Min	25	-	-	-	-
Max	25	19	-	-	-
Promoter	20	-	-	-	-
HELAA	25	-	-	-	-